

Staff Summary Report



City Council Meeting Date: 07/10/03

Agenda Item Number: 57

SUBJECT: This is the first public hearing for Friendship Village – Phase “B” for an Amended Preliminary and a Final PAD including a use permit located at 2645 East Southern Avenue.

DOCUMENT NAME: 20030710dsht06

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **FRIENDSHIP VILLAGE – PHASE “B”** (Friendship Village of Tempe, property owner) **#SPD-2003.53** for an Amended Preliminary Planned Area Development (PAD), a use permit and a Final PAD for a new 6,520 s.f. auditorium building (Phase “B”) on 1.35 net acres, located at 2645 East Southern Avenue, including the following: (CC030048)

Use Permit:

Allow a 1,405 s.f. modular building to be used as temporary kitchen facilities and two outdoor walk-in coolers for a maximum of two years.

PREPARED BY: Hector Tapia, Senior Planner (480-350-8586)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval

ADDITIONAL INFO: The Friendship Village retirement community (originally called "Casa Madre") was approved in October 1974. In 1996, a zoning change from R1-4 to R-4 was granted by City Council, making the nursing care facility a conforming use in the R-4 District. On May 13, 2003, Planning Commission approved Phase “A” for a new wellness center. Now, the Friendship Village retirement community proposes to amend the PAD to remove existing buildings, construct a new building for a new auditorium (Phase “B”).
Note: On June 19, 2003, City Council introduced this request.

- ATTACHMENTS:**
1. List of Attachments
 2. Comments
 - 3-4. Conditions of Approval
 - 5-6. History & Facts / Description

- A. Location Map
- B. Letter of Explanation/Intent
- C. Letter of Authorization
- D. Final PAD, Auditorium
- E. Building Elevations
- F. Aerial Photo

COMMENTS: The Friendship Village retirement community (originally called "Casa Madre") was approved in October 1974 on a site that was zoned R-4 and R-TH. R-TH was a multi-family residential zone and was intended for town houses. In 1995, the residential districts were revised. Among the changes, the R-TH District was eliminated and replaced by the R1-4, Single Family District. The nursing home at Friendship Village, in the R1-4 District, became a nonconforming use. In 1996, a zoning change from R1-4 to R-4 was granted by City Council, making the nursing care facility a conforming use in the R-4 District. In addition in 1996, a third amended PAD was approved to expand the existing nursing facility, with a variance for a courtyard separation.

Friendship Village offers two types of accommodations for the elderly—independent living in "casitas" or apartments, or a full-care nursing home for those who can't take care of themselves. The assisted living facility fills a gap between those two levels of care. It offers a place for those residents who are ambulatory and basically independent, but needing some help with daily tasks. A new high skill nursing facility is under construction at the southwest corner of Southern Avenue and Evergreen Road, across the street to the west of the main campus.

The proposed new building, building addition and the remodel of existing facilities will be consistent with the previously approved Planned Area Development (PAD). The new auditorium building (Phase "B"), within the master retirement community, should blend well as part of the overall master plan.

Neighborhood

Friendship Village occupies a site of more than fifty acres. On the south is Ehrhardt Park, which lies between Friendship Village and the Superstition Freeway. On the east is the Desert Samaritan Hospital, located across the Tempe Canal. To the north are medical offices, located across Southern Avenue. The other, bordering land use is the single-family neighborhood to the southwest across Evergreen Road. Staff has received no public input during this Phase "B" application.

Parking/Circulation

The traffic generated from the new building should be minimal since the new auditorium replaces an existing building within the retirement community. Traffic generated from this community should continue traveling north along Evergreen Road then onto Southern Avenue.

Staff recommends approval subject to conditions.

Note: On June 19, 2003, City Council introduced this request.

RECOMMENDATION: Approval

**REASONS FOR
APPROVAL:**

1. The proposed new building, building addition and the remodel of existing facilities should enhance the Friendship Village community.
2. Since the use permit request is only to accommodate the construction phases for two years, the use permit should not be detrimental to adjacent property owners or the neighborhood in general.

**CONDITIONS
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
2. a. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- b. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this development in accordance with Ordinance No. 88.85.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the use permit shall be deemed null and void.
5. The Design Review staff or Board shall approve Phase "B", the Auditorium, and all other future phases.

6. The Preliminary and Final Planned Area Development (PAD) shall be recorded **on, or before, July 17, 2004** with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. Planning Division staff shall review details of the document format prior to recordation.
7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
8. The applicant/owner shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.

HISTORY & FACTS:

<u>June 27, 1974</u>	The City Council denied the request for rezoning and a Planned Residential Development for the Casa Madre Retirement Community.
<u>October 7, 1974</u>	The City Council reconsidered and approved rezoning and a P.R.D. for the Casa Madre Retirement Community [now called Friendship Village].
<u>July 10, 1986</u>	The City Council approved the second amended P.A.D., a final P.A.D. for Phases II & III.
<u>February 21, 1995</u>	The Hearing Officer granted a variance to allow perimeter fences to be 8 ft. high.
<u>June 19, 1996</u>	The Design Review Board approved the requested building elevations, site plan, and landscape plan for this assisted living facility.
<u>August 29, 1996</u>	The City Council approved a zoning change from R1-4 to R-4 and an Amended Preliminary and a Final Planned Area Development for Friendship Village.
<u>January 8, 2002.</u>	Planning Commission approved an amendment to the Preliminary PAD of Friendship Village and a variance to increase the maximum allowed building height from 30 feet to 60 feet.
<u>February 7, 2002.</u>	City Council approved an Amended Preliminary PAD for Friendship Village totaling 684,182 s.f. of existing buildings including a new addition (including 508 garden homes/apartment units, and a health center facility with 166 beds), all on 51.2 net acres. The proposed new buildings and renovation of existing facilities total 211,885 s.f. (191,205 s.f. for a five-story village center and 20,680 s.f. for a two-story assisted living building addition) on 6.03 net acres, and building height variance from 35 feet to 60 feet. Since the PAD was not recorded, the approved variance expired.
<u>May 13, 2003.</u>	Planning Commission approved an Amended Preliminary Planned Area Development (PAD) consisting of a 552,480 s.f. total building area of the retirement community on 51.2 net acres and a Final Planned Area Development for a wellness center (Phase "A") consisting of 4,360 s.f. on 0.82 net acres, including a variance to increase the maximum allowed building height from 35 feet to 60 feet in the R-4 Zoning District.
<u>June 19, 2003.</u>	City Council introduced this request.

DESCRIPTION: Owner – Tempe Life Care Village, Inc.
Applicant – Mike Montgomery
Architect – OWP&P Architects
Engineer – Dibble & Associates

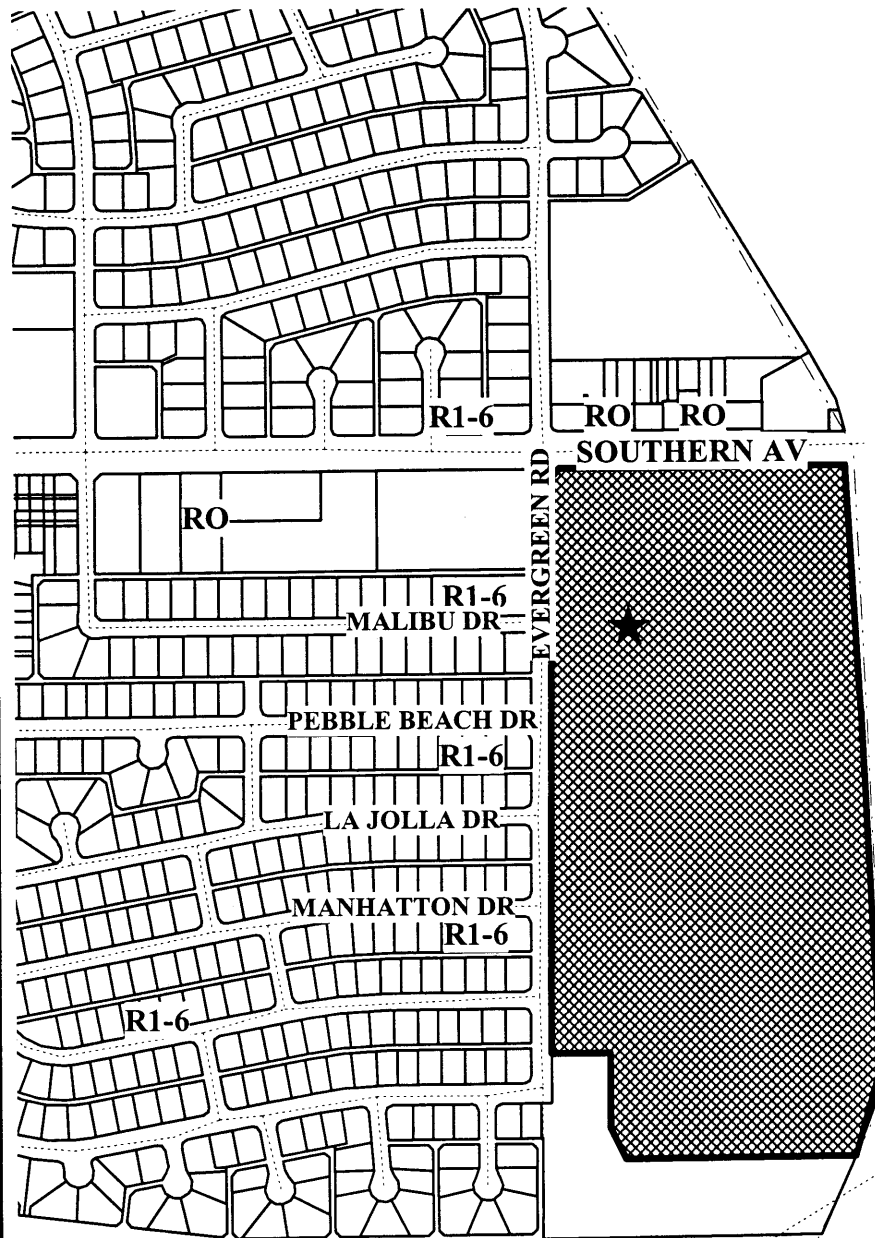
Existing Zoning –	R1-4, 30.4 acres; R-4, 20.8 acres
Total Site Area–	51.2 acres
Total Building Area –	552,480 s.f.
Maximum Allowed Lot Coverage –	40%
Provided Lot Coverage–	17.43%
Total Parking Required -	600 spaces
Total Parking Provided –	621 spaces
Total Bicycle Parking required –	4
Total Bicycle Parking provided –	4
Minimum Landscaping Required –	30%
Landscaping Provided –	30%

Final PAD, Auditorium, Phase “B”

Auditorium Building Area –	6,520 s.f.
Temporary Trailer –	1,405 s.f. (for two years)
Walk-in Coolers –	192 s.f. (for two years)

**FRIENDSHIP VILLAGE
PHASE "B"**

SPD-2003.53



City of Mesa

SITE
R-4/R1-4



Request

May 09, 2003

Friendship Village of Tempe

Letter of Explanation/Intent – Auditorium as temporary dining hall

Project Description

The Friendship Village retirement community is undergoing major renovation and development to expand the existing facility. This expansion and renovation will be done in several phases. During the various phases required for this development, the utilities and services for the existing facility need to be maintained.

Initially, the Auditorium building will provide dining and kitchen services to the Friendship Village community during the demolition of the existing dining/kitchen facilities and until completion of the new permanent dining/kitchen facilities. The Auditorium will serve this temporary purpose for approximately two years after which time it will be converted into its permanent use as a multi-use auditorium.

The design materials and colors used in the Auditorium tie into the design of the new expansion and renovation of the community.

The new Auditorium is in a R-4 zone, and is within all zoning requirements. This new construction will not affect traffic, noise or air pollution in the area.

We have met with the Building Safety Department, the Planning and Zoning Department and the Fire Department regarding the design and safety of this building. Their comments and suggestions are reflected in the floor plans.

The drawings provided in this submittal indicate parking and roads around the building as they will be in the temporary dining phase. Future drawings will show the final configuration for these areas.

Use permit:

A use permit is requested to allow the temporary kitchen trailer and two walk-in coolers in an R-4 zone.

Variance:

The purpose of the variance filed with this use-permit application is to allow us to temporarily group the buildings closer together than Tempe zoning allows. This proposed layout will significantly enhance the functionality of kitchen service to the temporary dining hall.

This requested variance will apply to the court created between the auditorium and kitchen trailer and coolers (40 feet required reduced to 12 feet 6 inches provided), the court between the trailer and coolers (20 feet required reduced to 6 feet provided), and the court between the existing building and the coolers (20 feet required reduced to 13 feet provided). This variance is requested for a period of two years.

B



August 12, 2002

To Whom It May Concern:

As owner of the above-referenced property, I hereby authorize OWP&P to act as our agent for the submittal of applications, fees, drawings, and other required information for the City of Tempe.

Sincerely,

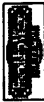
A handwritten signature in cursive script, appearing to read "Darrell Jensen".

Darrell Jensen
Executive Director

C

A Life-Care Retirement Community
2645 East Southern Avenue Tempe, Arizona 85282
(480) 831-0880

FRIENDSHIP
VILLAGE OF
TEMPE
NEW VILLAGE
CENTER



DATE: 08/11/2011
PROJECT: NEW VILLAGE CENTER

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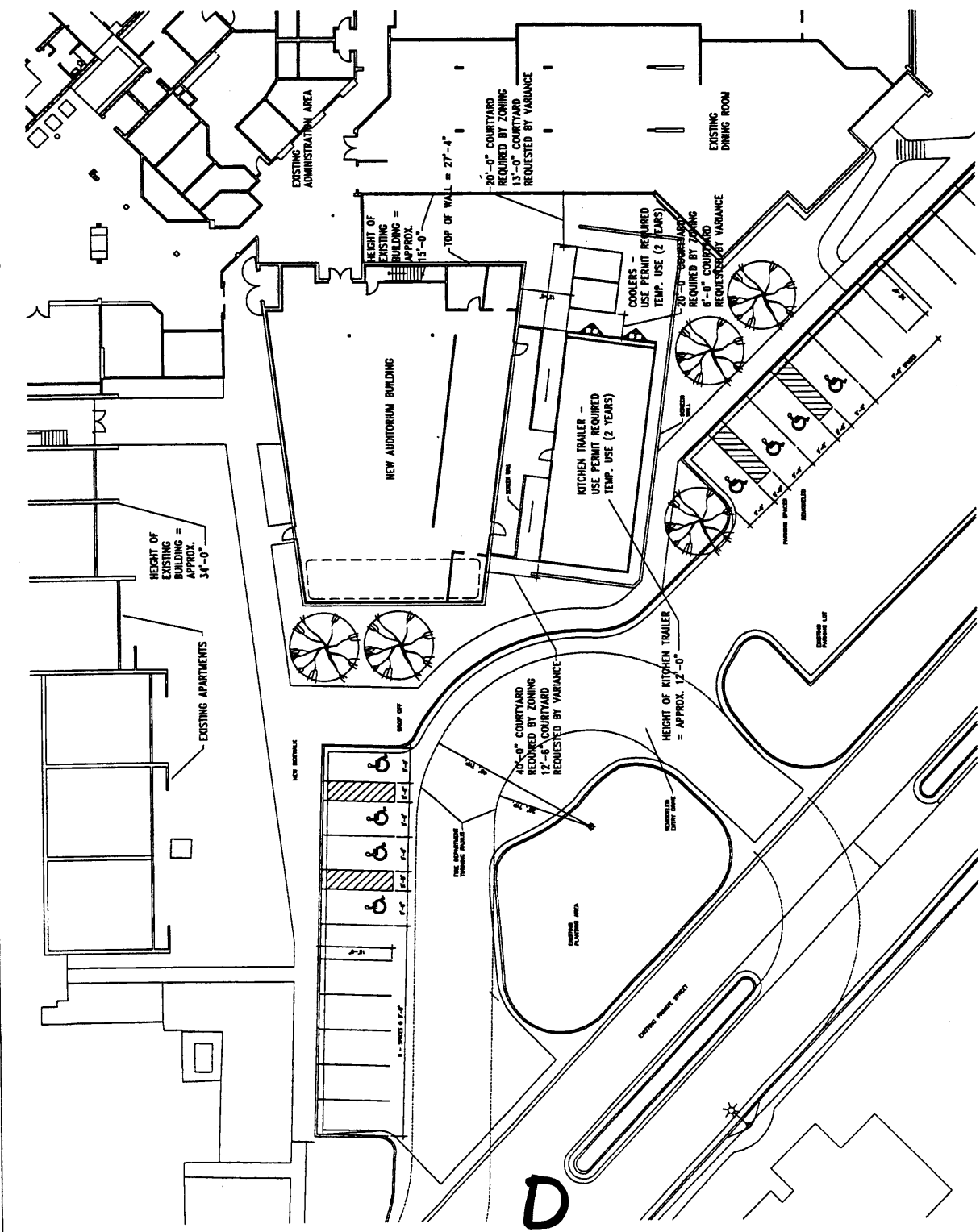
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PRELIMINARY
DO NOT SCALE

Architectural
SITE PLAN

2AS.1



ARCHITECTURAL SITE PLAN
1" = 10'-0"

PROOF PAYMENT NOTIFICATION
This drawing is a preliminary drawing and is not to be used for construction. It is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for the accuracy of the information provided by the client.

FRIENDSHIP
VILLAGE OF
TEMPE
NEW VILLAGE
CENTER



3845 EAST SOUTHERN AVENUE
Tempe, Arizona 85281



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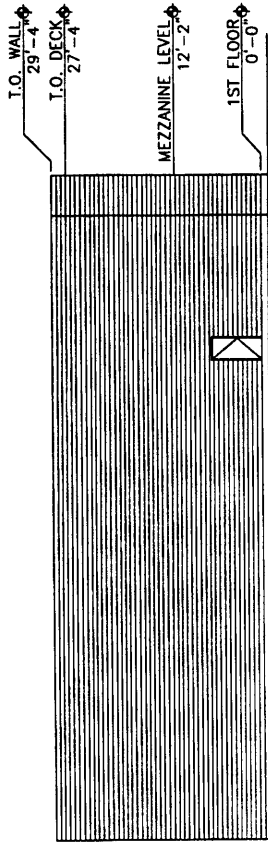
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Phoenix, Arizona 85004

PRELIMINARY
NOT FOR CONSTRUCTION

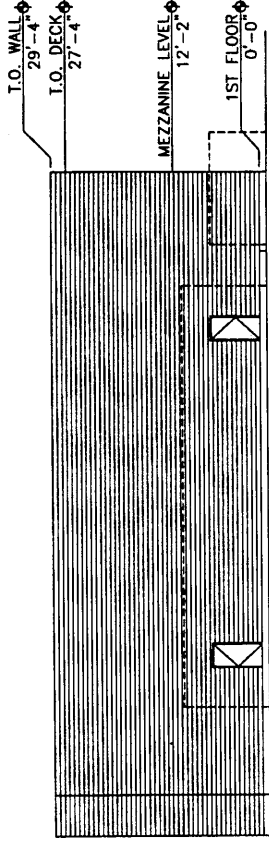
Item	Description	Area
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2	Mezzanine Level	10,000
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4	3rd Floor	10,000
5	4th Floor	10,000
6	5th Floor	10,000
7	6th Floor	10,000
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93	92nd Floor	10,000
94	93rd Floor	10,000
95	94th Floor	10,000
96	95th Floor	10,000
97	96th Floor	10,000
98	97th Floor	10,000
99	98th Floor	10,000
100	99th Floor	10,000

Project Number: 2000-001
Date: 10/1/00
Scale: 1/8" = 1'-0"
Auditorium Building
ELEVATIONS
AUDITORIUM AS DINING

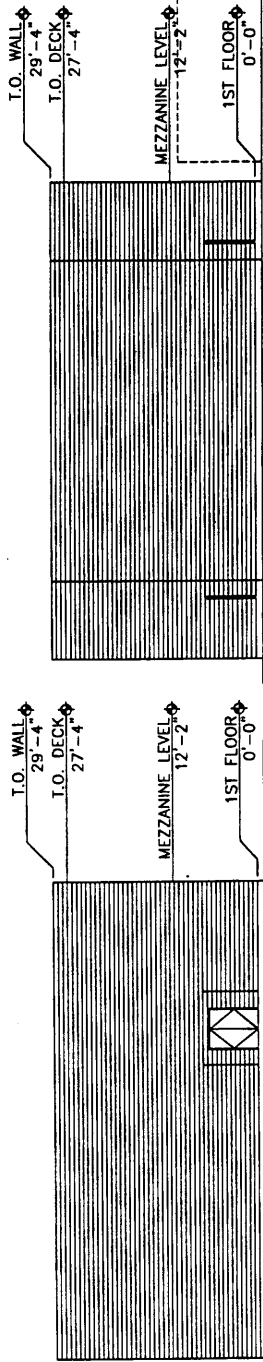
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1 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

1 WEST ELEVATION
1/8" = 1'-0"

E

PROMPT PAYMENT NOTIFICATION
IF YOU ARE A SUBMITTER OF A BID FOR THIS PROJECT, YOU ARE HEREBY NOTIFIED THAT YOUR BID IS BEING FORWARDED TO THE OWNER FOR CONSIDERATION. IF YOU HAVE NOT RECEIVED A RESPONSE FROM THE OWNER WITHIN THE SPECIFIED TIME FRAME, PLEASE CONTACT THE OWNER FOR FURTHER INFORMATION.